



163 LINTHORPE ROAD
MIDDLESBROUGH, TS1 4AG

£850 PER MONTH

Overview

Magnum Properties are pleased to present this prominently positioned first floor commercial premises located on the busy and well-established Linthorpe Road in Middlesbrough town centre.

The property provides approximately 840 sq ft of accommodation and offers flexible open-plan space suitable for a variety of commercial uses, subject to any necessary consents.

Occupying a highly visible trading position within one of Middlesbrough's main commercial thoroughfares, the premises provide an excellent opportunity for occupiers seeking strong exposure and consistent pedestrian footfall.

MP
MAGNUM PROPERTIES
SALES | LETTINGS | INVESTMENT | MANAGEMENT



EPC Rating: **Council Tax Band: Exempt**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Commercial
144 Linthorpe Road
Middlesbrough
TS1 3RA

info@magnumproperties.co.uk
<https://magnumproperties.co.uk/>

